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Brief of Title

to

Four Contiguous Tracts of Land,
situate in the Twenty-seventh Ward of the City
of Philadelphia, containing together 105 acres
and 84 perches, more or less,

Belonging to

“The Improved Mutual Land Association
of the Twenty-seventh Ward, Philadelphia.”

Printed for
CHAS. BENJ. AND ALFRED J. WILKINSON
112 South Fourth St., Philadelphia

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Brief of Title

To

All those four certain adjoining tracts or pieces of land, with the buildings and improvements thereon erected, situate in the Twenty-seventh Ward of the city of Philadelphia (formerly in the township of Kingsessing), bounded and described as follows: *One of them* beginning at a stone in the middle of the Tinicum Island Road, at a corner of the tract or piece of land next but one hereinafter described, thence by the same north sixty-seven degrees and a half west, thirty-three perches; north sixty-nine degrees and a half west, fifty-seven perches and three-tenths, erroneously mentioned in former assurances fifteen perches and three-tenths of a perch; south twenty degrees and a half west, three-tenths of a perch to the middle of a drain, and along the middle of said drain north eighty-seven degrees west, eighteen perches and three-tenths of a perch to the middle of another drain in a line of the tract or piece of land next hereinafter described; thence along the middle of the said drain and in said line, south one degree and a half west, thirty-four perches and five-tenths of a perch; and south six degrees and a half west, still along the middle of said drain, partly in another line of said land, and partly in a line of land formerly of Adam Guier, fourteen perches; thence still along the middle of the said drain in another line of the said last-mentioned land south nine degrees west, nine perches and seven-tenths of a perch; thence by the same land south two degrees and a half east, fifty perches, north fifty-eight degrees and three-fourths of a degree east,

twenty-three perches and two-tenths, north seventy-three degrees and one-fourth east, eight perches and five tenths of a perch, south eighty-eight degrees and one-fourth east, twenty-one perches and eighty-five one hundredths, south seventy-two degrees and a quarter east, thirteen perches and five tenths, and south twenty-eight degrees and a quarter east, four perches and two-tenths to the middle of the aforesaid road, and thence along the middle of the same north twenty-six degrees and a quarter east, seventy-one perches and two-tenths to the place of beginning. Containing forty-seven acres and four perches of land, more or less, including one-half of the road. *One other of them* beginning at a stake on the west side of a branch of Carker's Hook Creek, and from thence extending south forty-seven degrees west, by the tract or piece of land last hereinabove described, twenty-seven perches to a white-oak; thence south fifteen degrees west, by the said land ninety perches to land formerly of Zachary Cox; thence by the same south fifty-seven degrees east, twenty-eight perches and one-fourth of a perch to another branch of the said creek; thence along the said branch by the several courses thereof in the line of the hereinabove and next hereinabove described tracts or pieces of land and land formerly of Lewis Passmore to the place of beginning. Containing twenty-one acres of land, be the same more or less. *One other of them* beginning at a corner of the tract or piece of land first hereinabove described in the middle of the Timicun Island Road; thence along the middle of the said road north fifty-three degrees and a half east, seventeen perches; thence by land formerly of Lewis Passmore, north fifty-five degrees ten minutes west, one hundred and twenty-nine perches to the middle of Mingo Creek, opposite to the mouth of a certain ditch; thence up said ditch the several courses thereof fifty-three perches, thence by the said first hereinabove described tract or piece of land south eighty-five degrees and a half east, nineteen perches and six-tenths, south sixty-seven degrees and three quarters east, fifty-six perches and five-tenths to a post, and south sixty-five degrees and a half east, thirty-two perches

and eight-tenths to the place of beginning. Containing twenty acres and twenty perches of land, more or less. *And the other of them* beginning at a stone in the line of land formerly of Joseph Bunting, being the tract second herein described; thence in the same line north four degrees east, ninety-two perches and sixty-five hundredths to a white-oak; thence in another line of said land north thirty-nine degrees and three-quarters east, twenty-eight perches and five-tenths to the middle of a large drain; thence along the middle of the same north forty degrees and a quarter west, ten perches and seventy-five hundredths to the middle of another drain and line of land now or late of Joshua Malony; thence along the middle of said drain, and in the same line south forty-seven degrees and a quarter west, thirteen perches south, forty-five degrees and three-quarters west, fifty-one perches and seven-tenths; thence leaving the said drain, but running in a line of said land now or late of Joshua Malony, south thirty degrees and three-quarters east, eight perches and four-tenths; thence partly in another line of the same land, and partly in the line of land now or late of John H. Bunting, south two degrees and a quarter east, fifty-eight perches and twenty-five hundredths to a stone, a corner of land now or late of James M. Serrill; thence in a line of the same south sixty-one degrees and a half east, twenty-five perches and six-tenths to the place of beginning. Containing seventeen acres and sixty perches of land, more or less.

Title to Forty-seven Acres, Four Perches.

VALENTINE COX, and MARGARET, his wife, or the one of them, by force and virtue of some good conveyance or conveyances, assurance or assurances in the law duly had and executed, became in their lifetime lawfully seized in their or one of their demesne as of fee of and in a certain island of fast land and meadow ground situate in Kingsess aforesaid, commonly called or known by the name of Boon's Island, or of and in some part thereof, and being so thereof seized, died intestate.

1736
April 17
Examined
Record.

Deed. PETER COX (youngest son of VALENTINE COX), to JOSEPH WHARTON in fee for all and every the part and parts, purpart and purparts, estate, right, title, interest, property, share, claim and demand whatsoever of him the said Peter Cox, of, in and to, *inter alia*, said Boon's Island.

Acknowledged April 19, 1736.

Recorded December 2, 1772,
in Deed Book 1, No. 12,
page 72, etc.

1736
July 28
Examined
Record.

Deed. JOSEPH WHARTON and wife to ANDREW COX (eldest son of said VALENTINE COX), in fee for said part and interest of Peter Cox in and to, *inter alia*, said Boon's Island (then in the actual seizin of the said Andrew).

Proven by subscribing witness,
April 12, 1769. Recorded,
December 3, 1772, in Deed
Book 1, No. 12, page 73, etc.

1768
October 13
Examined
Record.

Will of the said ANDREW COX, Junior, wherein, *inter alia*, he devises as follows: "*Item*: I give and devise to my dear and only child Hannah, all my lands and plantation, containing about eighty-four acres, situate in the township of Kingsess aforesaid, with the buildings, improvements and appurtenances, to hold to her my said daughter Hannah, her heirs and assigns forever, and to be in her possession and enjoyment at the age of twenty-one years."

Proven November 14, 1768, re-
corded in Book of Wills, O,
page 286, etc.

Recited in
next Deed.

The said Hannah, after arriving at the age of twenty-one years, and being lawfully seized of the said devised lands and premises, intermarried with Matthew Huston.

1786
June 1
Examined
Record.

Deed. MATTHEW HUSTON and HANNAH, his wife, to THOMAS McDOWELL, in fee, for all the said lands and premises devised by said Andrew Cox to his daughter, the said Hannah, containing eighty-four acres, situate in Kingsess aforesaid, and adjoining lands late of John Justice, William Boon and others.

Acknowledged June 29, 1786.
Recorded December 29,
1786, in Deed Book D, No.
17, page 360, etc.

1786
June 28
Examined
Record.

Deed. THOMAS McDOWELL and wife, to MATTHEW HUSTON in fee for same premises.

Acknowledged June 30, 1786.
Recorded December 28,
1786, in Deed Book D, No.
17, page 355, etc.

1797
February 28
Examined
Record.

Deed. MATTHEW HUSTON and HANNAH, his wife, to MARY WEED, in fee, same premises described therein as two tracts, one of them containing thirty-five and one-half acres, and the other fifty-three acres.

Acknowledged March 25, 1797.
Recorded March 7, 1799, in
Deed Book D, No. 77, page
21, etc.

1801
February 24
Examined
Record.

Deed. MARY WEED to JOHN HUNT, in fee for said piece of land, containing fifty-three acres, and for a piece of land containing seven acres a hundred and forty-six perches (being part of said thirty-five and one-half acres).

Acknowledged same day. Re-
corded May 25, 1806, in
Deed Book E, F., No. 23,
page 448, etc.

1817
March 28
Examined
Record.

Deed. JOHN HUNT and wife to THOMAS BRADLEY, in fee for a piece or parcel of upland and meadow ground on Boon's Island, in Kingessing (being part of the last-mentioned premises), beginning at a stake, it being a corner of land belonging to the said Thomas Bradley, also a corner of Gibbons Hunt's land, thence by the said Gibbons Hunt's land, north sixty-nine and a-half degrees west, fifty-seven and three-tenths perches to a ditch or drain; thence south twenty and a-half degrees west, three-tenths of a perch; thence up the middle of said ditch or drain, north 87 degrees west, eighteen and three-tenths perches to the middle of a ditch or drain (formerly a branch of Mingo's Creek); thence down the middle of said ditch or drain, and by land of Adam Guier, the seven following courses and distances, viz.: South one and a-half degrees west, thirty-four and five-tenths perches; thence south six and a-half degrees west, fourteen perches; thence south nine degrees west, nine and seven-tenths perches; thence south two and a half degrees east, fifty perches; thence north fifty-eight and three-fourth degrees east, thirty-three and two-tenth perches; thence north seventy-three and one-fourth degrees east, eight and five-tenths perches; thence south eighty-eight and one-fourth degrees east, eighteen and three-tenths perches; to a corner of the said Thomas Bradley's land; thence by said Bradley's land north fifteen and a-half degrees east, seventy-one and two-tenths perches to the place of beginning; containing thirty-five acres, one-quarter and thirty-eight perches of land.

Acknowledged March 29, 1817.
Recorded August 9, 1817, in
Deed Book M. R., No. 16,
page 163, etc.

1780
March 20
Examined
Record

Patent. The Supreme Executive Council of the Commonwealth of Pennsylvania to JOHN DUNLAP, in fee for *inter alia*, a piece of land situate on Boon's Island, in Kingessing, beginning at a corner of the great road, leading to Chester, thence along the same, north twenty-six degrees fifteen minutes east, seventy perches; thence by land of — Justice, north sixty-seven degrees west, thirty-two and six-tenths perches to a corner; thence by Cox's land south sixteen degrees west, seventy perches to a corner; thence by Justice's land, south sixty-eight degrees east, nineteen and six-tenths perches, to the place of beginning; containing eleven acres, sixty-seven perches, more or less.

Recorded June 17, 1780, in Deed
Book D, No. 2, page 129, etc.

1803
February 23
Examined
Record

Deed. JOHN DUNLAP and wife to JOHN GARDINER, in fee for, *inter alia*, same piece of land by a re-survey, found to contain eleven acres, and one hundred and thirty-two perches.

Acknowledged February 24,
1803. Recorded August 25,
1803, in Deed Book E, F.,
No. 13, page 452, etc.

1810
February 22
Examined
Record.

Deed. JOHN GARDINER and wife to THOMAS BRADLEY, in fee for, *in alia*, the same tract of land, containing eleven acres, one hundred and thirty-two perches.

Acknowledged same day. Re-
corded May 5, 1810, in Deed
Book L, C., No. 9, p. 563, etc.

The said Thomas Bradley, being so seized of, *inter alia*, said two tracts of land, afterwards departed this life intestate.

1829
December 18
Examined
Record.

At an Orphans' Court, held at Philadelphia, for the city and county of Philadelphia, the petition of WILLIAM BRADLEY, one of the heirs and sons of Thomas Bradley, deceased, was presented, setting forth—that said Thomas Bradley died intestate, leaving a widow named Christiana, and issue twelve children, namely: William, Thomas, Margaret (wife of David Myerle), Mary Ann (wife of Samuel Stevenson), George, Christiana, Frederick, David, Louisa, James, Elenora (the last six of whom were minors, and of whom David Woelpper was guardian), and Francis Bradley (who had been absent about fourteen years, and had not been heard of for six years), that said intestate died seized in his demesne of and in, *inter alia*, a messuage and stable and tract or parcel of land, situate in Kingsessing Township aforesaid (composed of the before-mentioned two tracts), containing forty-seven acres four perches, and praying the Court to award an inquest to make partition of said premises, with the appurtenances to and among the representatives of said intestate, in such manner, and in such proportions as by the laws of this Commonwealth are directed, if such partition could be made without prejudice to or spoiling the same; but if such partition could not be so made, then to value and appraise the same, and make return of their proceedings accordingly. Whereupon the Court granted the prayer of the petitioner and awarded said inquest.

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1830
March 19
Examined
Record.

And at an Orphans' Court, held as aforesaid, GEORGE REES, Esq., High Sheriff and inquest made return that said premises could not be parted and divided without spoiling the same, and that they had valued and appraised said piece of land containing forty-seven acres four perches, at the sum of \$5,828.12. Whereupon the Court confirmed said report, and granted a rule upon the heirs and representatives of said intestate to accept or refuse, etc.

And at an Orphans' Court, held as aforesaid, the

the said THOMAS BRADLEY, the son, elected to take the said tract or piece of land at the valuation aforesaid, whereupon the Court approved and allowed said election, and it was further considered and adjudged that said Thomas Bradley should and might upon paying or securing to be paid unto the other children of said decedent their equal and proportionable parts, if any, of and in the valuation aforesaid within twelve months therefrom, and for the payment of the widow's thirds agreeably to law, hold and enjoy said tract or piece of land to him, his heirs and assigns forever, as fully and freely as his said father had and held the same in his lifetime, agreeably to the laws of Pennsylvania in such case made and provided. And the said Court further ordered and decreed that the recognizance of the said Thomas should be sufficient surety for the payment of the shares and dividends aforesaid, if any (which said recognizance was duly entered into and filed of record). And at the time of said election there were present in Court the following heirs and representatives of Thomas Bradley, deceased, namely: William Bradley, Thomas Bradley, David Myerle, in right of Margaret, his wife, Samuel Stevenson, in right of his wife, Mary Ann; George Bradley, Frederick Bradley, Christiana Bradley, Louisa Bradley, David Bradley, James Bradley, Elenora Bradley (the last six of whom by their guardian David Woelpper). Francis Bradley, the other child of said decedent, did not appear.

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Note. The said Thomas thus became seized in his demesne as of fee of and in the said tract of land of forty-seven acres four perches, subject to the payment of the sum of \$1942.70 to the heirs of the said Thomas Bradley, his father, deceased, the interest of which sum was to be paid to the widow of the said decedent as her dower in said premises. And the said Thomas Bradley, the son, being so thereof seized died intestate.

1834
November 10
Examined
Record.

Letters of Administration upon the estate of said Thomas Bradley, deceased, granted to William Hunter, and Maria Bradley (since deceased).

1834
August 21
Examined
Record.

At an Orphans' Court, held at Philadelphia, for the City and County of Philadelphia, the petition of WILLIAM HUNTER, in right of his wife Catharine, one of the daughters of the said Thomas Bradley, deceased, John Bell, guardian of Augustus, Louisa, Thomas, Francis, John and Christiana Bradley, and William G. Leshner, guardian of Elizabeth and Julianna Bradley, the minor children of the said Thomas Bradley, deceased, was presented, setting forth that said Thomas Bradley died intestate, seized of, *inter alia*, said tract of land containing forty-seven acres four perches, and praying the Court to award an inquest to make partition of said premises to and among the legal representatives of said decedent, if such partition could be made without prejudice to or spoiling the same, but if such partition could not be so made, then to value and appraise the same and make report of their proceedings. Whereupon the Court granted the prayer of the petitioners and awarded an inquest accordingly.

1834
September 11
Examined
Record.

And at an Orphans' Court, held as aforesaid, the said inquest made return that said premises could not be parted and divided without prejudice to or spoiling the same, and that they had valued and appraised said tract at the sum of \$8,500, which said report was confirmed by the Court.

And on the same day, the heirs and legal representatives of said decedent appeared in open Court and severally refused to take said estate or any part thereof at said valuation, and prayed the Court to award an order directing the same to be sold. Whereupon the Court ordered the Administrator of said estate to make sale accordingly.

1835
October 16
Examined
Record.

And at an Orphans' Court, held as aforesaid, the said WILLIAM HUNTER, Administrator, etc., made return that in pursuance of said order he had on Thursday, the eighth day of October, A. D. 1835, at the Merchants' Exchange, in the City of Philadelphia, by public vendue or outcry, after due and timely notice, sold the said tract of land, containing forty-seven acres four perches, to William Moore for the sum of \$7,520. Which said sale was confirmed by said Court and ordered to be and remain firm and stable forever.

Security in the sum of \$20,000 by
Administrator with W. G.
Leshner and John Bell, who
were approved by the Court,
duly entered

1835
January 4
Examined
Record.

Deed. William Hunter, administrator of the estate of Thomas Bradley, deceased, to William Moore, in fee for said tract of land, containing forty-seven acres and four perches.

Acknowledged January 4, 1836.
Recorded January 14, 1836,
in Deed Book A. M., No.
69, page 568, etc.

1836
January 4
Examined
Record.

Deed endorsed on last-mentioned deed, William Moore to William Hunter, in fee for same tract.

Acknowledged same day. Re-
corded January 14, 1836, in
Deed Book A. M., No. 69,
page 570.

Note. The said William Hunter, administrator, charges himself in his account with the proceeds of this sale, and also states therein, that said premises had been conveyed to him: the said report and account was confirmed

by said Court without reference to an auditor. All the parties interested therein having by writing consented to said confirmation.

1830
September 7

Letters of administration on the estate of Francis Bradley, deceased, were granted to Thomas Bradley.

1834
April 18
Examined
Record.

At an Orphans' Court, held at Philadelphia, for the city and county of Philadelphia, a citation was awarded against Catharine Bradley, administratrix of Thomas Bradley (the elder), deceased, and David Woelpper, guardian of Francis Bradley, commanding them to appear and show cause, if any they had, why distribution should not be made of the estate of the said Francis Bradley, who had not been heard of for sixteen years, and who was supposed to be dead.

1834
June 20
Examined
Record.

And at an Orphans' Court, held as aforesaid, the answer of the said Christiana Bradley, administratrix, etc., of Thomas Bradley, deceased, and David Woelpper, to the citation issued against them, was presented to the Court and ordered to be filed.

(The answer of the said Christiana sets forth the death of Thomas Bradley: the appointment of the said Christiana as administratrix: that said decedent left three children by his first wife, viz., William, Thomas, and Francis, and nine by the respondent, his second wife, viz., Margaret, Mary, George, Frederick, Christiana, Louisa, David, James, and Elenora: that said Francis left his father's home in or about the month of May, 1816, and proceeded, it was believed, to the western country, and had not then been heard of, as the respondent believed: that said Francis was entitled to the sum of \$1,569.15, being his share of the proceeds of his father's estate, and that upon the death of the respondent

he would be entitled to the further sum of \$784.57, and that he was entitled to the sum of \$323.78 from the premises taken by Thomas Bradley in the partition of the estate of said decedent, and prays the Court to put the matter in such a situation as that the facts might be ascertained and a decree of the Court made therein, so that the respondent might be justified, etc.

The answer of David Woelpper sets forth that he was not then, nor had he ever been, the guardian of said Francis, and prays the Court to dismiss that part of the citation, with costs, etc.).

1834
August 15
Examined
Record

Answer of William and Thomas Bradley filed.

1834
December 19
Examined
Record

At an Orphans' Court, held as aforesaid, in the matter of the citation to Christiana Bradley, administratrix, etc., requiring her to show cause why distribution should not be made of the estate of Francis Bradley, who had not been heard of for sixteen years, and who was supposed to be dead, the Court on due consideration ordered and directed an issue to the Court of Common Pleas of the said county, to try whether the said Francis Bradley were dead or alive, and if dead at what time he died. For which purpose an action on the case should be entered in said Court, as of December Term (1834), in which action William Bradley should be plaintiff, and the said Christiana Bradley defendant, and that said William Bradley should declare of said term an assumpsit upon a discussion had and moved between the said William and the said Christiana, concerning the death of the said Francis and the said Christiana, in consideration of \$1 to her paid by the said William, did promise to pay to the said William Bradley the sum of \$20 if the said Francis was dead, and had not died before the sixth day of June, A. D. 1829, that date being the time when the aforesaid Thomas Bradley died. And the said Christiana should plead to issue that the said Francis Bradley was not dead, and that if he was that he did not die after the

said sixth day of August, 1829. So that the said issue might be tried by a jury of the county. And it was further ordered, that the circumstances of the money paid and received, and the assumption laid in the declaration should be confessed, so that the trial of the said issue should be tried on the merits, the law to be decided by the Court. And further, that the money laid in the declaration as the foundation of the action was to be considered as mere matter of form, and not to be demandable thereafter. And by agreement of the parties the petition, citation, answer and replication, filed in said Orphans' Court should be read in evidence on the trial of said issue, the taxed cost of said suit to be paid by the estate of said Thomas Bradley.

IN THE COURT OF COMMON PLEAS FOR THE CITY AND
COUNTY OF PHILADELPHIA.

APPEARANCE DOCKET.

December Term, 1834.

Chew	WILLIAM BRADLEY	} Feigned issue, filed by leave of Court, Jan. 17, 1835. Narr. filed with agreement for action and certificate from the Orphans' Court.
251	<i>vs</i>	
Potts	CHRISTIANA BRADLEY.	

Afterwards, to wit, May 7, 1835, a jury being called come, to wit (vide minute book No. 6, p. 40, etc.), who being duly impaneled, sworn and affirmed according to law, do respectively say, that they find for the defendant with six cents damages. Charge of the Court filed.

January 19, 1836. Bill of exceptions filed, and *codem du*, a writ of error brought into the office.

January 27, 1836. Record sent to Supreme Court.

IN THE SUPREME COURT FOR THE EASTERN DISTRICT OF
PENNSYLVANIA.

CONFIRMANCE DOCKET

March Term, 1836.

s. Chew Is Goodman	WILLIAM BRADLEY, <i>Plaintiff in Error,</i> <i>vs.</i> CHRISTIANA BRADLEY, <i>Defendant in Error.</i>	} Writ of Error to the Court of Common Pleas for the City and County of Phila- delphia, <i>with</i> 12th January, A. D. 1836.
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Precept filed January 6, 1836, and now, February 3,
1836, record filed. February 16, 1839, *per curiam*, judgment
affirmed.

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1830
March 19
Examined
Record.

Deed. DAVID MYERLE and MARGARET, his wife, to
STEPHEN GIRARD, in fee for all the messuages, tenements,
lots, lands, hereditaments and real estate whatsoever and
wheresoever situate, to which the said David Myerle and
Margaret, his wife, in her right, and each of them may be
entitled, by reason of the decease of the said Thomas
Bradley (the father of said Margaret), and of a partition and
division lately made of his estate, to hold the same in trust
for the sole and separate use of the said Margaret during her
life, and after her death for such persons and estates as she
by her last will and testament should direct, with full power
of revocation and sale.

Acknowledged March 20, 1830.
Recorded January 23, 1837.
in Deed Book S. H. F., No.
12, page 18, etc.

The said Stephen Girard having taken upon himself the execution of said trust, afterwards departed this life when David Woelpper was by the Court of Common Pleas appointed trustee in his place and stead. And the said David Woelpper also died, and after his death David Bradley was appointed trustee by the Court. And the said David Bradley was afterwards discharged from the said trusteeship and William Shriver duly appointed in his place.

1833
April 18
Examined
Record.

Will of GEORGE BRADLEY, wherein after sundry devises and bequests, he gave and devised the residue of his estate (in which was included his interest in said dower fund) to his mother during life, and after her death to his brothers and sisters of the whole blood, the share of his sister, Margaret, to be held for her so as to be beyond the control, debts or engagements of her husband. And the said testator appointed his mother, Christiana Bradley, and David Woelpper, executors and trustees of his said will.

Proven April 25, 1833. Recorded
in Book of Wills, No. 10.
Page 597, etc.

1850
September 28

The said Christeny Bradley and David Woelpper afterwards departed this life. Letters of administration *de bonis non cum testamento annexo* were in due form of law granted to Samuel Stevenson.

1842
May 30
Examined
Record.

Deed. WILLIAM BRADLEY and wife to Christeny Bradley, her heirs, executors, administrators and assigns for one undivided eleventh part of, *inter alia*, said sum of \$1,942.70 so as aforesaid directed to be paid to the heirs of Thomas Bradley, deceased, upon the decease of his widow, the said Christeny Bradley.

Acknowledged same day. Re-
corded June 1, 1842, in Deed
Book G. S., No. 40, page
611, etc.

1843

December

Examined

Record.

Deed. DAVID BRADLEY and wife to Benjamin L. Berry, in fee for all the estate, real and personal, whatsoever and wheresoever, of him, the said David Bradley, in trust, to sell the same and apply the proceeds to the payment of his creditors.

Acknowledged December 28,
1843. Recorded January
3, 1844, in Deed Book, R
L. L., No. 12, p. 504, etc.

1844

December 12

Examined

Record.

Deed. BENJAMIN L. BERRY, trustee of the first part, David Bradley and wife, of the second part, to Christeny Bradley, of the third part, her heirs, executors, administrators and assigns for one eleventh part of, *inter alia*, said sum of \$1,942.70.

Acknowledged same day. Re-
corded January 2, 1845, in
Deed Book, R. L. L., No.
29, page 386, etc.

1848

December 29

Examined

Record.

Deed. FREDERICK BRADLEY to CHRISTENY BRADLEY, her heirs, executors, administrators and assigns, for one undivided eleventh part of, *inter alia*, said sum of \$1,942.70.

With power to redeem the same at any time within four years from the date thereof, upon the payment of \$1,000 with interest.

Acknowledged same day. Re-
corded February 21, 1849,
in Deed Book A. W. M.,
No. 87, page 496, etc.

1849
August 29
Examined
Record.

Will of CHRISTENY or CHRISTIANA BRADLEY, wherein, after making some unimportant bequests, she did give, devise and bequeath all the rest, residue and remainder of her estate unto her eight children: Margaret Myerle, Mary Ann Stevenson, Christiana Shriver, Louise Bradley, Elenora Bradley, Frederick Bradley, David Bradley and James Bradley, share and share alike. The share of the said James Bradley to be held in trust by the executors for his use during life, with remainder to his children, and in default of children, to his brothers and sisters. Frederick Bradley, David Bradley, Samuel Stevenson and William Shriver, and the survivors and survivor of them were appointed executors.

Proven July 2, 1850. Recorded
in Book of Wills No. 25,
page 79, etc.

Letters testamentary were granted to David Bradley, William Shriver, July 8, 1850, and Samuel Stevenson, June 25, 1852.

1851
May 5
Examined
Record.

Release. William Shriver, trustee of Margaret Myerle, Margaret Myerle, Samuel Stevenson, in right of his wife, Mary Ann Stevenson, William Shriver, acting executor of the last will and testament of Christeny Bradley, deceased; William Shriver, in right of his wife, Christiana Shriver; Louisa Bradley, James Bradley, and Joseph Parrish Ward, and Elenora (late Bradley), his wife, to William Hunter, his heirs, executors, administrators and assigns, of and from all the estate and estates, shares, purparts and dividends, liens, dower thirds, right, title, interest, property, claim and demand whatsoever of them, and of each of them, according to their rights in law or equity of, into or out of the said forty-seven acres four perches of land. (This release is signed and acknowledged by William Shriver, trustee of Margaret Myerle, Margaret Myerle, Samuel Stevenson,

Mary Ann Stevenson, William Shriver, acting executor of Christeny Bradley, William Shriver, Christiana Shriver, Louisa Bradley, James Bradley and Elenora B. Ward.)

Acknowledged May 5, 1851, and
May 17, 1851. Recorded
October 23, 1852, in Deed
Book T, H., 43, page 521, etc.

Title to Twenty-one Acres.

Deed Poll. WIDOW DOLBY, PETER DOLBY, WILLIAM DOLBY and JOHN MASSEY, to JAMES HUNT, in fee for a certain farm or plantation in the town of Kingess, in the county of Philadelphia, in the Province of Pennsylvania, containing fifty acres more or less. Also a piece of land containing thirty acres, and a piece of meadow land containing eleven acres.

Acknowledged 5th of 4th month,
Recorded 30th of 4th mo.,
1688, in Deed Book, E. No
2, page 32, etc.

Will of JAMES HUNT, wherein he devises, among other things, as follows: — *Item:* I give and bequeath unto my son, James Hunt, the land and plantation (in Kingessing) whereon I now dwell, and the land at Western Hook, containing by estimation three hundred acres of fast land, meadow and swamp—together with all ye houses and buildings thereunto belonging, and all other lands, etc., marshes in the said township, that doth in anywise belong unto me. To hold to the use of him, my said son James, and the lawful heirs of his body forever. But if, in case my said son James shall die without lawful issue, then all the said lands and

1687
February 29
Examined
Record.

1717
1 Mo. 29
Examined
Record.

premises thereunto belonging shall be equally divided between my two daughters, Mary and Ann, or their respective heirs, to the use of them, their heirs and assigns forever."

Proven April 3, 1717. Recorded
in Book of Wills D., page
69, etc.

1791
3 Mo. 9
Examined
Record.

Deed. JOHN HUNT, eldest son of John Hunt, who was the eldest son of James Hunt, the devisee named in the above-recited will, to Josiah Bunting, reciting the death of the said James Hunt, the elder, James Hunt, the son, and John Hunt, the elder: and that a common recovery was intended to be suffered in the Court of Common Pleas, of and for a certain piece of drained marsh or meadow ground in Kingsess, in the county of Philadelphia, containing eighteen acres, in which said common recovery the said Josiah Bunting was to be demandant, and the said John Hunt, tenant: and the common vouchee to be vouched. And therein the said John Hunt, for himself, his heirs in consideration of five shillings and other good considerations did covenant, grant and agree with the said Josiah Bunting, his heirs and assigns, that as soon as the said common recovery should be suffered and perfected, he, the said *Josiah Bunting*, should stand and be seized of the said eighteen acres of meadow ground with the appurtenances, to the use and behoof of him, the said Josiah Bunting, his heirs and assigns forever; and the said common recovery should be and enure, and should be adjudged, construed, deemed and taken to be and enure to the only proper use, benefit and behoof of the said Josiah Bunting, his heirs and assigns forever.

Acknowledged March 10, 1791.
Recorded April 20, 1792,
in Deed Book No. 35, page
92, etc.

IN THE COURT OF COMMON PLEAS, FOR THE CITY AND COUNTY
OF PHILADELPHIA.

Examined
Record.

March Term, 1791.

JOSIAH BUNTING, Demandant

vs.

JOHN HUNT, Tenant, and WILLIAM
SHEED, Common Vouchee.

A common recovery for the said eighteen acres of land was duly had and suffered in the said Court, and on the eleventh day of March, A. D. 1791, a writ of seizin awarded, returnable without delay, and afterwards, in the same term, James Ash, Esq., Sheriff, returned that by virtue of said writ he had caused full seizin of the tenements aforesaid, with the appurtenances to be delivered to the said Josiah Bunting, as by the said writ he was commanded.

1803
5 Mo 7
Examined
Record.

Will of the said JOSIAH BUNTING wherein, among other things, he devised as follows:— *Item*: It is my will and mind and I do hereby empower my executors or the the survivors of them to sell all my lot of meadow ground, consisting marsh and upland in Kingsessing, being the lot willed to my dear wife Sarah by her father, but appearing to be incumbered by an intale by her consent John Hunt, heir at law, broak the intale and made a deed to me in fee simple. It contains about twenty-one acres be the same more or less, I do order my executors to sell the same for the best price offered, and to make as good a deed or title for the same as I could have done, the money arising from said sale to be divided as hereafter directed.”

And of his said will the testator appointed Josiah Bunting and John H. Bunting, executors.

Proved October 15th, 1813.

Recorded at Media, Delaware County, in Will Book B., page 244, etc.

1813
December 31
Examined
Record.

Deed. JOSIAH BUNTING and JOHN H. BUNTING, executors of the last will and testament of Josiah Bunting, deceased, to Joseph Bunting in fee, for twenty-one acres of land, being the premises now in question.

Acknowledged same day. Recorded March 2, 1814, in Deed Book L. C., No. 28 page 403, etc.

1810
January 29
Examined
Record.

Deed. JOSEPH BUNTING and wife to WILLIAM HUNTER, in fee, for same piece of land containing twenty-one acres.

Acknowledged same day. Recorded same day in Deed Book G. S., No. 120, page 41, etc.

Title to Twenty Acres, Twenty Perches.

1714
September 21
Examined
Record.

Will of WILLIAM BOON wherein he did give and devise all his lands and plantation on Boon's Island, in Kingsessing, in the County of Philadelphia, unto his wife Martha, until his son William should attain the age of twenty-one years, when said lands and plantation were devised to him his heirs and assigns forever.

Proven December 27th, 1714.
Recorded in Book of Wills D., page 21, etc.

Recited

The said William Boon having attained the age of twenty-one years, and become seized of said lands, and plantation, died intestate, leaving issue only one son, William Boon to and in whom the same descended and vested.

1787
June 6
Examined
Record.

Deed=Poll. JOSEPH COWPERTHWAIT, Esq., High Sheriff, etc., to JOHN HUNT, in fee, for two tracts of land on Boon's Island, in Kingesssing, one of them containing ninety-six acres, three perches, and the other forty five and one-fourth acres. Sold as the estate of William Boon and wife under a mortgage given and executed by said Boon and wife to Catharine Wister.

Acknowledged in open Court of
Common Pleas, November
5th, 1787. Recorded June
15th, 1846, in Deed Book A,
W. M., No. 16, page 72, etc.

1836
2 Mo. 19
Examined
Record.

Will of said JOHN HUNT, wherein among other things, he willed as follows: "*Item*: I give and devise to my son, Gibbons Hunt, and to his heirs and assigns forever, the house he now lives in, with about six acres of land, which I purchased of Dr. Henry Paschall, situate in Darby Township aforesaid, with the improvements and appurtenances, and also all that my messuage or tenement and tract of meadow and upland now occupied by him, situate in Kingesssing, in the County of Philadelphia, bounded by the middle of Mingo's Creek and the ditches, and the middle of Tinicum road, and by lands of Joseph Bunting and Thomas Bradley, and by other lands called "*Boon's Orchard*" (being what remains of lands which I purchased of Joseph Cowperthwait, Sheriff, and of Mary Weed, after having sold thirty-five acres to Thomas Bradley at the request of my said son, Gibbons, and for his use). Together with all the improvements and appurtenances thereunto belonging. To hold the same subject to the payment of \$100 per annum, to be paid to my dear wife during her natural life, and to the delivery of her firewood as before mentioned."

Proven September 12, 1836,
Recorded at Media, in Book
of Wills C, page 379, etc.

* Since deceased

1741
March 25
Examined
Record.

Deed. Joseph Boon to John Justis, in fee for a certain one-half of three tracts of land, undivided, situate, lying, and being in the township of Kingessing and county of Philadelphia.

Recited in a deed from Lawrence Justis *et al.* to John Justis, dated December 14, 1782, and recorded in Deed Book D., No. 11, page 480.

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1775
February 27
Examined
Record.

Will of John Justice, wherein and whereby he, *inter alia*, willed as follows: " And as concerning the plantation, messuage, and tract of land situate in the township of Kingess, Philadelphia county, and province aforesaid, lying in three several pieces, and containing in the whole one hundred and fifty acres, or thereabouts, parts of which I now hold in right of my former wife Christian, which said part shall go, after my decease, in manner following, that is to say: All the undivided share or part which I hold in right of my said former wife, Christian, to and amongst all my children by her, to wit: Eleanor, Margaret, Sarah, and the representatives of my two daughters, Mary and Christian, both deceased, in even and equal shares, to them, their heirs and assigns respectively forever, such representatives taking only such share as would have come to their mothers had they been living; and I give and devise all that other undivided part of the said messuage, plantation and tract of land which I hold by deed or deeds purchased of Joseph Boon, deceased, with its improvements and appurtenances, to my youngest children of my present wife, namely, John, Lawrence, Lydia, Amy, and Charles, in five equal parts and shares, to hold to them, my said five children, their heirs and assigns respectively forever; but if my said youngest children should die in their minority, without issue (but not otherwise), then the part or share of such child or children

so dying I give and devise to and amongst the survivors of them, my said youngest children, share and share alike, and their heirs and assigns forever, the said messuage, plantation, and tract of land before described, part thereof now in the tenure and occupation of George Morton."

Proved September 30, 1778, and
transcribed in Will Book
R., page 116, at Phila-
delphia.

1779

September 11

Examined
Record

Breve de partition facienda, issued out of the Court of Common Pleas for the city and county of Philadelphia, wherein it is recited that Eleanor Culin, Margaret Wilson, John Robinson, Jacob Robinson, William Robinson, Christiana Morton, and Sarah Justice, Jacob Auld and Lydia, his wife, John Justice, Lawrence Justice, Samuel Church and Amy his wife, and Charles Justice, together and undivided, held certain messuages and tracts of land situate in Boon's Island, township of Kingsessing, and State of Pennsylvania, as therein described, and wherein the Sheriff of said county was commanded that taking with him twelve good and lawful men of his bailiwick, he should visit said premises and make partition of the same to and among the said parties, the whole into five equal parts to be divided, and that he should allot and assign three of said parts to the said Eleanor Culin, Margaret Wilson, John Robinson, Jacob Robinson, William Robinson, Christiana Morton and Sarah Justice, and the remaining two of said parts to the said Jacob Auld and Lydia, his wife, in right of said wife John Justice, Lawrence Justice, Samuel Church and Amy, his wife, in right of said wife, and Charles Justice.

1779

December 1

Examined
Record.

Return of partition wherein James Claypoole, High Sheriff, certified that taking with him twelve good and lawful men of his bailiwick, he went upon the said lands, and

there in the presence of the parties interested he had parted and divided the said lands into five equal parts, and allotted and assigned, *inter alia*, a certain messuage or tenement, and piece or parcel of land thereunto belonging, situate in Kingessing aforesaid, marked and numbered in the plan thereunto annexed, J. A., No. 2. Beginning at the side of Tinicum Road, thence by lands belonging to the estate of Andrew Cox, Jr., N. 64 deg. W., 48 p., to a post; thence S. 28½ W., 33 p., 20 links, to a post; thence by lands of John Dunlap, S. 67 deg. E., 32 p., 19 links, to Tinicum Road; thence along the said road to the place of beginning, containing 8¼ a. 16 p., to the said Jacob Auld and Lydia, his wife, in right of the said Lydia, John Justice, Lawrence Justice, Samuel Church and Amy, his wife, in right of said Amy, and Charles Justice, their heirs and assigns in severalty.

1779, December Term. Judgment that partition remain firm and stable aforesaid. Partition Deed Book, No. 1, page 332.

1780
December 29
Examined
Record.

Brevé de partitione facienda issued out of the Court of Common Pleas, in and for the City and County of Philadelphia, wherein it is recited that Jacob Auld and Lydia, his wife, in right of said Lydia, John Justice, Lawrence Justice, Samuel Church and Amy, his wife, in right of said Amy, and Charles Justice, together and undivided, held, *inter alia*, the said messuage and tract of land, containing 8¼ acres 16 perches, and wherein the Sheriff of said county was directed that taking with him twelve good and lawfull men of his bailiwick to visit and caused to be parted and divided said premises, including, *inter alia*, said messuage and tract of land into five equal parts, and to allot and assign one of said parts to each of said parties.

1781
March 27
Examined
Record.

Return of Partition wherein WILLIAM WELLS, High Sheriff certified that taking with him twelve good and lawful men of his bailiwick, he went upon the said lands and tenements and there in the presence of the parties interested, parted and divided the same into five equal parts and allotted and assigned, *inter alia*, the said messuage and tract of land containing eight and one fourth acres and sixteen perches to John Justice, his heirs and assigns forever.

1788, March Term. Judgment
that partition remain firm
and stable forever.

—

1783
July 9
Examined
Record.

Will of JOHN JUSTICE wherein and whereby he (*inter alia*) willed as follows : — *Item* : I give, devise and bequeath unto my said mother, Amy Justice, one messuage and lot of land, situate on the Tinicum Road, leading through Boon's Island, in Kingessing aforesaid, containing about eight acres, being of my division of my father's John Justice estate and likewise one lot of marsh meadow, situate on Boon's Island aforesaid, containing about seven acres, one-half which I late purchased of brother Lawrence, both of which lots and messuage I give, devise and bequeath to my said mother Amy, for and during her natural life and after my said mother's decease, I give, devise and bequeath the above two lots and messuages to be equally divided between my two brothers, Lawrence and Charles, to them and their heirs forever."

Proved August 2, 1783 and trans-
cribed in Will Book S.,
page 374

The said LAWRENCE JUSTICE afterwards departed this life intestate.

COMMON PLEAS.
APPEARANCE DOCKET.
December Term, 1810.

Levy.	CHARLES JUSTICE	}	Sims, Partition served. December 8, 1810. Judgment.
56	<i>vs.</i>		
J. Minor	JOHN JUSTICE, JANE JUSTICE, LYDIA JUSTICE AND LAW- RENCE JUSTICE, heirs of Law- rence Justice, late devisee of John Justice.		
Examined Record	Ex. October 3.		

EXECUTION DOCKET.
March Term, 1811.

Levy.	Same	}	Writ of Partition. (D. 1810. 56.)
59	<i>vs.</i>		
	Same.		
Examined Record.	Ex. January 8.		

1811
April 20
Examined
Record.

Deed Poll. FRANCIS JOHNSON, Sheriff, to CHARLES JUSTICE, in fee for all that messuage and lot of ground, with the appurtenances, on the Tinicum Road, leading through Boon's Island, in Kingessing, and County of Philadelphia, containing eight acres, more or less, which said premises the Sheriff, by a writ of *Brevi de partitione facienda*, issued out of the Court of Common Pleas for said county, was commanded by an inquest to make partition of and among the several heirs therein named, if the same could be made without prejudice to or spoiling the whole: but if the same could not be made as aforesaid, then to value and appraise the same, to which writ the said Sheriff, with said inquest, returned that

the said lands could not be parted and divided, and they had valued and appraised the same at the sum of \$1,350 which return and appraisement was on the 9th day of March then last passed, read and approved by the said Court of Common Pleas, and the said Charles Justice having appeared in Court by his attorney, and elected to take the same at the valuation, the Court ordered and adjudged the said premises to the said Charles Justice at said valuation, he paying, or securing to be paid, to the said John Justice, Jane Justice, Lydia Justice and Lawrence Justice their respective proportions, being one moiety or half part thereof; and that the Sheriff of said county should make a deed to the said Charles Justice for said premises, subject as aforesaid.

Acknowledged April 20, 1814, in open Court of Common Pleas, and entered among the records thereof in Sheriff's Deed Book F, page 203.

Note. No recognizance or bond appear to have been given by the said Charles Justice, to secure the shares of the heirs of Lawrence Justice, deceased, in the said valuation money, nor can any release of the same be found of record, but if any such recognizance or bond were given, the lien thereof would be discharged by the Orphans' Court sale to Lewis Passmore, hereinafter abstracted.

Deed. CHARLES JUSTICE and REBECCA, his wife, to GIBBONS HUNT, in fee for the said lot or piece of ground, containing eight acres, more or less.

Acknowledged January 31, 1815, recorded November 2, 1816, in Deed Book M. R. No. 11, page 455.

Deed. On the back of the above deed, said lot of ground is described according to a survey made thereof in June, 1816, as follow: Beginning at a stone in the middle of the Island or Tinicum Road, it being a corner of Thomas Bradley's land; thence up the middle of said road, north fifty-one and three-quarters degrees east, thirty-three and seven-tenths perches, to a stake in the middle of said road, it being a corner of Gibbons Hunt's land; thence by the said Hunt's land north sixty-two and three-fourth degrees west, forty-six and five-tenths perches, to a black oak; thence south twenty-seven and a-half degrees west, thirty-three and seven-tenths perches, to a stake, being a corner of Thomas Bradley's land; thence by his land south sixty-seven and three-fourths degrees east, thirty-two and eight-tenths perches, to the place of beginning; containing seven acres, one hundred and forty-four square perches.

1842
5 Mo. 9
Examined
Record.

Will of GIBBONS HUNT, wherein among other things, he willed as follows: “*Item*: I will and order my plantation in Kingsessing and County of Philadelphia, containing seventy-five acres, more or less, the same being bounded as stated by my dear father's will and bequeathed to me and my heirs forever. I say the same should be sold at a convenient time so as to bring the best price, which time I leave to the judgment of my executors hereinafter mentioned, and one-third* of the money for which said plantation shall sell for, to be secured in said plantation, the interest of which I leave and bequeath to my beloved wife during her natural life, and to be paid half yearly to her, the remaining, or other two-thirds, I give and bequeath to my three sons, Benjamin, Charles and John, the youngest, to be equally divided share and share alike, the debt for which I have entered into bond for my son, Benjamin, or money otherwise paid for him is to be paid out of the share or part coming to him from any part of my estate.”

The said testator appointed his wife, Mary S. Hunt,

Benjamin Hunt, Charles Hunt and John H. Andrews executors of his said will.

Proven March 3, 1847. Recorded at Media, in Book of Wills D., page 133, etc.

This one third was secured by mortgage of said premises given by Lewis Passmore, purchaser, to the executors of said Gibbons Hunt, recorded in Mortgage Book A. W. M., No. 24, page 167, which mortgage has since been satisfied in C. R. W.

1847
August 2
Examined
Record.

At an Orphans' Court, held at Chester, in and for the County of Delaware, in the State of Pennsylvania, the petition of Mary S. Hunt, Benjamin Hunt, Charles Hunt and John H. Andrews, executors of the last will and testament of Gibbons Hunt, deceased, was presented, setting forth the above recited item of the said will, and that the power of sale therein could not be exercised without an order of the said Court, and praying that an order might be issued, directing them to sell said premises; whereupon the Court ordered said executors to expose to sale said plantation, on Thursday, August 26, 1847, at Charles Lloyd's Blue Bell Tavern, in Kingsessing, first entering security in the sum of \$18,000, which security was duly entered.

1847
August 27
Examined
Record.

And at an Orphans' Court, held as aforesaid, the said executors made return that in obedience to said order, they had exposed said premises to sale at the place and time mentioned, but that the same remained unsold for want of buyers, and praying the Court to award an *alias* order of sale; whereupon the Court granted the prayer of the petitioners, and awarded an *alias* order accordingly.

1847
November 21
Examined
Record.

And at an Orphans' Court, held as aforesaid, the said executors made return that they had again exposed said premises to sale, and had sold the same to Lewis Passmore for the sum of \$6,200, which said sale was duly confirmed by the said Court, and ordered to be and remain firm and stable forever.

1847
December 22
Examined
Record.

Deed. Mary S. Hunt, Benjamin Hunt, Charles Hunt, and John H. Andrews, executors of the last will and testament of Gibbons Hunt, deceased, to Levis Passmore, in fee, for all that plantation or upland and meadow, situate in the township of Kingsessing and County of Philadelphia, bounded and described as follows: Beginning at a corner of William Hunter's land in the middle of the Tivicum or Lazaretto Road, so called, thence along the middle of said road north fifty-three and a-half degrees east, sixty-six and three-tenths perches to a corner in said road of land of Levis Passmore and Naomi, his wife; thence by said land north thirty-six and three-quarter degrees west, four and six-tenths perches to a stone; south seventy-five degrees west, eight perches and seventy-five one-hundredths of a perch to a stone; north nineteen and three-quarter degrees west, sixty-three and three-tenths perches to a Spanish oak on the north side of the Philadelphia, Wilmington and Baltimore Railroad; and thence north thirty-six and one-quarter degrees east, three and five-tenths perches to the middle of Mingo's Creek; thence up said creek the several courses thereof by lands of John Hunt and Abraham G. Hunt respectively, one hundred and seventy perches more or less to the mouth of a certain ditch; thence up the middle of said ditch the several courses thereof, fifty-three perches; thence by William Hunter's land south eighty-five and a-half degrees east, nineteen and six-tenths perches; south sixty-seven and three-quarters degrees east, fifty-six and five-tenths perches to a post; and south sixty-five and a-half degrees east, thirty-two and eight-tenths perches to the place of beginning; containing seventy-eight acres, ninety-eight perches, more or less. (Being the premises directed to be sold by the will of Gibbons Hunt.)

Acknowledged December 23d,
1847. Recorded same day,
in Deed Book A. W. M.,
No. 56, page 86, etc.

1847

December 23

Examined

Record

Deed. LEVIE PASSMORE and wife to William Hunter in fee for a part of the last-mentioned tract of land, containing twenty acres, twenty perches, being the premises now in question.

Acknowledged same day. Re-
corded same day, in Deed
Book A. W. M., No. 56,
page 90, etc.

1852

October 30

Examined

Record

Deed. WILLIAM HUNTER and wife to John C. Hunter, in fee for the said three tracts of land, one of them containing forty-seven acres four perches, another of them twenty-one acres, and the other of them twenty acres and twenty perches, particularly described at the head of this brief, subject to the payment (the last two of said tracts) of two certain mortgage debts, amounting to \$3,300.

Acknowledged the same day.
Recorded July 8, 1853, in
Deed Book T. H., No. 99,
page 54, etc.

1853

January 21

Examined

Record

At an Orphans' Court, held in and for the city and county of Philadelphia, upon the report of George H. Earle, Esq., who had been appointed by the Court to audit the final account of William Hunter, administrator of the estate of Thomas Bradley the younger, deceased, the share of the said decedent in the said dower charge of \$1,942.70, was in the distributive balance of his estate awarded to the following persons, viz.:

One-eighth thereof to William Hunter, guardian of his two children, William Hunter and Mary Hunter, by his late wife, Catharine, late Bradley.

One-eighth thereof to Elizabeth Errickson, wife of Michael Errickson, late Bradley.

One-eighth thereof to John C. Hunter, guardian of his children, Maria, Julia, John C., James W., and Edwin Hunter, by his late wife, Julia Ann, late Bradley.

One-eighth thereof to John L. Bradley.

One-eighth thereof to Michael Errickson, trustee of Augustus Bradley.

One-eighth thereof to Louisa M. Bradley.

One-eighth thereof to William Hunter, guardian of Thomas Bradley.

And the remaining one-eighth thereof to William Hunter, guardian of Christiana Bradley.

1843
February 23
Produced and
Examined.

Deed Poll of Release, wherein Michael Errickson and Elizabeth, his wife, Michael Errickson, trustee for Augustus Bradley, John L. Bradley, Louisa Bradley, John C. Hunter, guardian of his five children, and William Hunter, guardian as well of his own children as of the said Thomas Bradley and Christiana Bradley, in consideration of their full distributive share of said dower-money, and of the sum of \$1, did remise, release, and forever quit-claim unto John C. Hunter (present owner of said land), his heirs, executors, administrators and assigns, the said tract of land, containing forty-seven acres and four perches, of and from all claims or demands of any nature or kind, by reason of the said dower-money charged thereon.

Acknowledged same day.

1843
August 9
Produced and
Examined.

Deed Poll endorsed on the above, wherein the said Augustus Bradley, after reciting that he had just returned home, confirmed the said above deed poll of release as the act of his trustee, Michael Errickson, in all respects, and did further confirm and release the said tract of land unto the said John C. Hunter, his heirs and assigns.

Acknowledged same day.

1855
December 20
Produced and
Examined

Deed. JOHN C. HENTLER and wife to Henry L. Fox in fee for the said three tracts of land, subject to the said two mortgage debts amounting to \$3,300, with interest.

Acknowledged same day. Re-
corded January 8, 1856, in
Deed Book R. D. W., No.
48, page 390.

1856
April 2
Produced and
Examined

Deed. HENRY L. FOX and wife to William Regli in fee for the said three tracts of land, subject to the said two mortgage debts amounting to \$3,300 with interest.

Acknowledged same day. Re-
corded April 3, 1856, in
Deed Book R. D. W., No.
72, page 453.

Note. The said two mortgages (recorded in Mortgage Books A. W. M., No. 22, page 373 and G. W. C., No. 37, page 176) were satisfied of record February 9, 1861 and April 29, 1880, respectively.

1880
April 21
Produced and
Examined.

Deed. WILLIAM REGLI and wife to George Laycock, in fee for the said three tracts of land.

Acknowledged same day. Re-
corded April 28, 1880, in
Deed Book L. W., No. 83,
page 555.

Title to Seventeen Acres and Sixty Perches.

Lawrence Lawrenson, Andreas Inkhorne, Andreas Browne and Andreas Anderson, were seized of a tract of land containing five hundred and sixty acres lying and being at a place called Carker's Hook.

Recited in a
Deed from
Cox to Guyer

1681
March 14
Recited in
same Deed.

Deed Poll. LAWRENCE LAWRENSON to OTTO ERNEST COCK, in fee for all his right and interest in and to the said tract of land containing five hundred and sixty acres, being one-fourth part thereof.

1682
May 13
Recited in
same Deed.

Deed Poll. ANDREAS INKHORNE to OTTO ERNEST COCK, in fee for all his right, title and share of the said tract of land, containing five hundred and sixty acres.

Recited in
same Deed.

Whereupon by virtue of the two above abstracted deeds poll the said Otto Ernest Cock became seized in fee of and in three-eighths parts of the said tract of land containing five hundred and sixty acres.

1719
October 12
Examined
Record.

Deed Poll. OTTO ERNEST COCK to his son, ZACHARIAS COCK, in fee for a certain tract of land, with divers lots of land lying on the east side of Cobb's Creek, and adjoining to the said creek, situate at Carker's Hook, in the township of Kingssessing.

Proved by subscribing witness
May 31, 1759. Recorded
September 15, 1759, in Deed
Book II., No. 11, page 114.

Recited in
same Deed

The said three eighths of the said tract of land, containing five hundred and sixty acres, is included in the grant in the above abstracted deed.

The said Zacharias Cox afterwards departed this life, having first made and published his last will and testament under the name of Zacharias Cox.

— — —

1739 to
February 16
Recited in
same Deed.

Will of Zacharias Cox, wherein and whereby he, *inter alia*, devised all his upland, swamps and meadows to his two sons, Arthur and John Cox, in fee.

— — —

Recited in
same Deed

The said Arthur Cox departed this life during the lifetime of his father, intestate, leaving to survive him two children, William Cox, who died in his minority and without issue, and Zacharias Cox.

The said John Cox also departed this life during the lifetime of his father, unmarried and without issue.

— — —

Recited in
same Deed.

The said Zacharias Cox, being so seized in fee of and in the said three-eighths of the said tract of land, and Peter Elliott being seized in fee of and in the remaining five-eighths of the same, caused the said tract of land, swamp and meadow, to be surveyed and divided into five several parts or divisions, two of which were allotted by mutual agreement to the said Peter Elliott, in full of his five-eighths of the said tract of land, and the other three parts were allotted to said Zacharias Cox, in full of his three-eighths of the said tract of land.

— — —

Recited in
same Deed

The said Zacharias Cox and Peter Elliott, for rendering their said division of the said land more firm, and for fixing and establishing the boundaries of the several tracts allotted to each of them, as aforesaid, did, by releases, bearing date

the seventh day of June, A. D. 1763, respectively grant, release and confirm to each other, their heirs and assigns forever, the pieces or parcels of land set off and allotted as aforesaid, with their appurtenances, and also the liberty of a certain road or passage through and across their said land, from a certain landing-place on Bow Creek, up to their respective dwellings, and from thence to Kingsess laid-out road, which road was to be and remain for the free liberty, privilege, benefit and advantage of both the said parties, Zacharias Cox and Peter Elliott, and their heirs, executors, administrators, workmen, servants and assigns of them, and both of them respectively forever.

1768
December 17
Examined
Record

Deed. ZACHARIAS COX and Elizabeth, his wife, to Adam Guyer, in fee, for all that piece or parcel of upland and meadow ground situate, lying and being in the township of Kingsess, in the county of Philadelphia aforesaid, beginning at a large white oak, being a corner of a meadow in the possession of Josiah Bunting; thence by the same north forty-three degrees east, twenty-seven and a half perches to Mingo Creek; thence along the same northwestward four perches to Peter Elliott's meadow; thence by the same south sixty degrees west, sixty-three perches to the middle of the road before mentioned, laid out for the convenience of the said Zacharias Cox and Peter Elliot; thence along the middle of the said road the six courses and distances following, to wit: south thirty degrees east, seventeen and four-tenths perches; then south seventy-nine and three-tenths perches; then south thirty-two degrees west, twenty-eight perches; then south thirty-six degrees west, thirty-eight perches to a white oak; then south seven and a half perches to a white oak; thence south forty-eight and a half degrees east, forty and two-tenths perches to a stake in an old bank called Breehook Bank; thence along the same south eighty and one-half degrees east, seventy-two and eight-tenths perches, thence north eighty-five and one-half degrees east, six perches to Breehook Dam; thence along the

small appearance of Mingo Creek, the six courses and distances following, to wit: North thirty-two degrees west, six perches to a stake, then north thirteen degrees east, six perches to a stake; then north seventy-four degrees west, two perches to a stake; then north seven degrees east, five perches to a stake; then north seven degrees west, five and a-half perches; then north sixteen and one-half deg. west, five and two-tenths perches to a stake, where the said Mingo Creek appears visibly; thence along the several courses of the said creek about one hundred and eight perches to a stake by the meadow-ground in possession of Josiah Bunting, as aforesaid; thence by the same north sixty-two degrees west, twenty-eight and a quarter perches to a stake; thence dividing from other land claimed by the said Zacharias Cox: north four and a quarter degrees east, ninety-four perches to the place of beginning; containing forty-two and one-half acres and thirty-nine perches, be the same more or less. (Being part of said five hundred and sixty acres, and also part of the said land and meadow allotted to said Zacharias Cox in said partition and division with said Peter Elliott.) Together with the use and privilege of the road then used by the said Zacharias Cox and Peter Elliott, from the land thereby granted to Kingsess laid-out road, to be enjoyed from time to time forever thereafter, as occasion might or should require by the said Adam Guyer, his heirs, executors, administrators, servants, workmen and assigns, in as full, free and ample manner as he, the said Zacharias Cox might, could or ought to have, use and enjoy the same.

Subject to quit-rent.

Acknowledged January 21, 1769.

Recorded October 24, 1771,
in Deed Book 1, No. 8, page
533.

1789
October 28
Examined
Record.

Will of ADAM GUIER, wherein and whereby he, *inter alia*, willed as follows: “*Item*: I also give, devise and bequeath unto my said son Adam Guier, his heirs and assigns
“All that my tract of land called Boon’s Island, situate Kingessing Township, in the County of Philadelphia, which I purchased of Zachariah Cox and John and Lawrence Justice, also all those my lots of marsh meadow ground, lying on Bow Creek and on both sides of the road leading to Tinicum, and situate in Kingessing Township, in the County of Philadelphia aforesaid.”

Proved November 23, 1789 and
transcribed in Will Book W.
page 391.

The said ADAM GUIER, the son, afterwards departed this life intestate.

1833
January 18
Examined
Record.

At an Orphans’ Court, held in and for the City and County of Philadelphia. The Petition of Mary Guier, administratrix, and James Serrill, administrator of the estate of Adam Guier, deceased, was presented setting forth, that the said Adam Guier died intestate, seized of certain real estate described in a certain statement thereto, annexed marked “A,” viz: *Inter alia* No. 1, the frame messuage barn, outhouses and tract of land, situate in Kingessing Township, Philadelphia County, containing about one hundred and three acres: bounded east by the Island Road, south-southwest by land of William Cooper, west-northwest by land of James Serrill, John H. Bunting and William Davis, north by land of Abraham G. Hunt and northeast and north by land of Joseph Bunting and Thomas Bradley.

That he was indebted to sundry persons as per list of debts thereto annexed, which said estate and debts were all that had come to the petitioners’ knowledge. That the personal estate of the intestate as per inventory and appraisement filed, was insufficient to pay his said debts and praying

the Court to grant them an order to make sale of the said real estate.

Whereupon the Court ordered and decreed that the said Administrators make sale of the said real estate for the purposes set forth in said petition and approved of Pearson, Serrill and David Woolpper as sureties in the sum of \$18,000.

Vide B. B. Real Estate, K. A.,
No. 1, page 41.

At an Orphans' Court, held as aforesaid, the said Mary Guier, administratrix, and James Serrill, administrator, as aforesaid, made return that they, in pursuance of said order of Court, exposed to public sale the said premises on the eighteenth day of January, 1833, and sold the said tract, No. 1, to James M. Serrill for the sum of \$11,580.07, to be paid on the twenty-fifth day of March, A. D. 1833, and prayed the Court to confirm said sale.

Whereupon the Court confirmed said sale, agreeably to said petition.

Decd. MARY GUIER and JAMES SERRILL, administrators, as aforesaid, to James M. Serrill, in fee for all that messuage or tenement, and all that piece or parcel of land therunto belonging, situate, lying and being in the township of Kingsessing aforesaid, bounded and limited as follows, that is to say: Beginning at a corner of William Cooper's land, in the middle of the Tinicum Island Road, thence along the middle of the said road, north twenty-four and one-half degrees east, eighty-three and five-tenths perches; and north twenty-seven degrees east, fifty-five and seven-tenths perches; thence by Thomas Bradley's land, north sixty-six and three-fourths degrees west, eleven and thirty-five hundredths perches; north seventy-one and one-half degrees west, four and three-tenths perches; north eighty-one and one-half degrees

1833
March 15
Examined
Record.

1833
March 25
Examined
Record.

west, four perches : north eighty-six and three-fourths degrees west, nineteen and six-tenths perches : south seventy-four degrees west, seven and three-fourths perches : south fifty-nine and one-half degrees west, passing through a large white oak, thirty-three and one-fourth perches to a post : north two degrees west, fifty and three-tenths perches, and north eleven degrees east, five perches into Mingo Creek, corner of Joseph Bunting's land : thence by the same, north sixty-three degrees west, twenty-nine and fifteen-hundredths perches : north four degrees east, ninety-three perches to a white oak, and north thirty-nine and three-fourths degrees east, twenty-eight and one-half perches to the middle of a drain or creek in Abraham G. Hunt's line : thence along the middle of said drain and in said line, north forty and one-fourths degrees west, ten and three-tenths perches to the middle of another drain and line of William Davis' land : thence along the middle of said drain and in the said line, south forty-seven and one-fourth degrees west, thirteen perches, and south forty-five and three-fourths degrees west, fifty-one and seven-tenths perches : thence leaving the drain, but continuing by the said William Davis' land, south thirty and three-fourths degree east, eighty and four-tenths perches : thence partly in another line of the same, and partly in a line of John H. Bunting's land, south two and one-fourth degrees east, eighty perches to a stone : thence partly in another line of the said John H. Bunting's land, and partly in a line of James Serrill's land, south thirty-one and one-fourth degrees west, twenty-seven and a-half perches to a stone : thence by the said James Serrill's land, south thirty-four and one-fourth degrees west, thirty-eight and fifteen-hundredths perches : and south six degrees west, eight perches to a white oak : thence partly in another line of the said James Serrill's land, and partly in a line of William Cooper's land, south forty-nine and thirty-fourth degrees east, forty and two-tenths perches : thence by the said William Cooper's land, south seventy-nine and one-fourth degrees east, thirty perches : south thirteen and three-fourth degrees east, eighteen perches : south eighteen and one-fourth degrees

east, twenty-eight perches; and south thirty-seven and one-half degrees east, forty-two and three-fourths perches, to the place of beginning; containing ninety-eight and three-fourths acres and thirty-six perches.

Acknowledged same day. Recorded April 15, 1833, in
Deed Book A. M., No. 35,
page 72

1833
March 25
Examined
Record.

Deed. JAMES M. SERRILL TO ABRAHAM G. HUNT, in fee for all that piece or parcel of land, situate, lying and being in the Township of Kingessing, in the County of Philadelphia, bounded and described as follows, that is to say, beginning at a corner in a line of Joseph Bunting's land; thence in the same line north four degrees east, ninety-two and sixty-five hundredths perches, to a white oak; thence in another line of the same land, north thirty-nine and three-quarters degrees east, twenty-eight and five-tenths perches, to the middle of a large drain; thence along the middle of the same in a line of the said Abraham G. Hunt's land, north four and one-quarter degrees west, ten and seventy-five one hundredths perches, to the middle of another drain and line of William Davis' land; thence along the middle of the drain and in the same line, south forty-seven and one-quarter degrees west, thirteen perches, and south forty-five and three-quarters degrees west, fifty-one and seven-tenths perches; thence leaving the same drain, but running in a line of the said William Davis' land, south thirty and three-quarters degrees east, eight and four-tenths perches; thence partly in another line of the same land and partly in a line of John H. Bunting's land, south two and one-quarter degrees east, fifty-eight and twenty-five hundredths perches, to a stone, a corner of the said James M. Serrill's land; thence in a line of the same, south sixty-one and one-half

degrees east, twenty-five and six-tenths perches, to the place of beginning. Containing seventeen acres and sixty perches.

Acknowledged same day. Recorded April 8, 1833, in Deed Book A. M., No. 33, page 596.

1853
March 31
Examined
Record.

Deed. ABRAHAM G. HUNT and MASSEY, his wife, to DANIEL S. WHITE, in fee for, *inter alia*, said tract of land, containing seventeen acres sixty perches.

Acknowledged same day. Recorded May 14, 1853, in Deed Book T. H., No. 86, page 212.

1859
March 25
Examined
Record

Deed. DANIEL S. WHITE to JOHN L. PASSMORE, in fee for, *inter alia*, said tract of land containing seventeen acres sixty perches.

Acknowledged March 30, 1859,
Recorded March 30, 1859,
in Deed Book A. D. B., No.
58, page 355.

1866
March 29
Cons. \$2,100
U. S., \$2,500.

Deed. JOHN L. PASSMORE and Mary L., his wife, to William Regli, in fee for the said tract of land, containing seventeen acres sixty perches.

Acknowledged same day. Recorded April 13, 1866, in Deed Book L. R. B., No. 164, page 330.

1877
March 11
Produced
and
Examined.

Mortgage. WILLIAM REGEL TO WILLIAM B. CHAMBERS, in fee for said tract of land, containing seventeen acres sixty perches.

Together with the right of way for horses, carts, carriages, etc., over the adjoining land of the said William Regel, from the above described premises out into the Island Road, said right of way to be located where same will do the least damage to said adjoining land, or the owner or owners thereof.

To secure the sum of \$1,500, with interest.

Acknowledged same day, Recorded March 15, 1877, in Mortgage Book D. H. L., No. 113, page 391.

COMMON PLEAS, No. 1.

September Term, 1879.

A. L. Smith	WILLIAM B. CHAMBERS	vs. WILLIAM REGEL.
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Sci. fa. sup Mortg. dated March 14, 1877. Recorded March 15, 1877, in M. Bk., D. H. L., No. 13, page 394. Exit Sept. 30, 1879. Retble. 1 Mon. Oct. 1879. "made known."

Oct. 21, 1879. Judgt. for want of an appearance. *Ex do* damages assessed at \$1,809.25.

Oct. 22, 1879. *Lar. fa.* Exit. Ret. 1st Mon. November, 1879. "Sold to Wm. B. Chambers for \$100."

1880
April 28
By Order of
Plint's Atty.
filed this Judgt
is satisfied
Shil for costs.

1879
November 8
Produced
and
Examined

Deed Poll. WILLIAM H. WRIGHT, Esq., Sheriff of the County of Philadelphia, to William B. Chambers, in fee for said tract of land containing seventeen acres and sixty perches, together with the said right of way over the adjoining land of the said William Regli, hereinbefore particularly described.

The same having been seized, taken in execution and sold by said Sheriff on 3d November, 1879, as the property of William Regli.

Acknowledged in open Court of Common Pleas, No. 1, same day, and entered among the records thereof in Sheriff's Deed Book No. 88, page 593, etc.

1880
June 5
Produced
and
Examined.

Deed. WILLIAM B. CHAMBERS and MARGARET A., his wife to GEORGE LAYCOCK, in fee, for said tract of land, containing seventeen acres and sixty perches of land.

Together with said right of way.

Acknowledged same day. Recorded same day in Deed Book L. W., No. 96, page 477, etc.

1887
January 12
Produced
and
Examined

Charter of Incorporation granted and Letters Patent issued from "The Commonwealth of Pennsylvania" to "The Improved Mutual Land Association of the Twenty-Seventh Ward of Philadelphia," under Act of Assembly, approved April 29, 1874.

Recorded January 12, 1887 in Recorder's Office, at Philadelphia in Charter Book No. 12, page 26.

1887
January 12
Produced and
Examined.

Deed. GEORGE LAYCOCK and RACHEL B. his wife to "The Improved Mutual Land Association of the Twenty-seventh Ward, Philadelphia," in fee, for the four adjoining tracts or pieces of land described at the head of this brief.

Excepting and reserving, however, so much of the said premises as are occupied by the Chester Branch of the Philadelphia and Reading Railroad, formerly the Philadelphia, Wilmington and Baltimore Railroad.

Under and subject, nevertheless, to the right and privilege of "The Elmwood Mutual Land and Improvement Company," their successors and assigns, owners, tenants and occupiers of the adjoining tract of land to the eastward of the therein granted premises, to the free use, right, liberty and privilege of Eighty-seventh street, extending from Timicum Island Road northwestwardly through the said therein granted premises, to the line of the Philadelphia, Wilmington and Baltimore Railroad, in common with the said "The Improved Mutual Land Association of the Twenty-seventh Ward, Philadelphia," their successors and assigns, owners, tenants and occupiers of the said therein-granted premises; and also to the right to lay pipe-lines for the transportation of petroleum, and to construct and maintain a telegraph line, and operate the same, across, on and over the fourth and last-described of the said therein-granted premises, as set forth and specified in and by certain articles of agreement made and executed by and between the said George Laycock and John B. Barbour, dated the thirtieth day of June, A. D. 1882, and recorded at Philadelphia, in Deed Book J. O'D., No. 44, page 366, etc.

And also to the payment of two certain mortgage debts, one of them of \$12,000, secured by indenture of mortgage, given and executed by the said George Laycock to the Fidelity Insurance, Trust and Safe Deposit Company, trustees, dated the twenty-second day of May, A. D. 1882, and recorded in Mortgage Book J. O'D., No. 39, page 32, and the other of them being the amount due, viz.: \$1,000 upon a certain mortgage debt of \$3,000, secured by a certain indenture of mortgage, given and executed by the said

George Laycock to the said The Fidelity Insurance, Trust and Safe Deposit Company, trustees, dated the eighth day of February, A. D. 1886, and recorded in Mortgage Book G. G. P., No. 88, p. 331, together with the interest thereafter to grow due upon each of said sums respectively.

Acknowledged January 21, 1887.

Recorded February 4, 1887,
in Deed Book G. G. P.,
No. 214, page 221, etc.

Extracted from the records and papers produced, by
CHAS. BENJ. WILKINSON.

January, 1887.

Searches.

On examination of the judgment index of the Court of Common Pleas for the County of Philadelphia, from March 8th, A. D. one thousand eight hundred and eighty-two (1882), to the ninth day of March, one thousand eight hundred and eighty-seven (1887), I find no unsatisfied judgments entered therein within that period against GEORGE LAYCOCK.

Certified by

S. B. HOPPER,

Pro Pthq.

[SEAL.]

UNITED STATES,) ss.
EASTERN DISTRICT OF PENNSYLVANIA.)

I, Charles S. Lincoln, Clerk of the District Court of the United States, for the Eastern District of Pennsylvania, certify that there are no unsatisfied judgments remaining on record in my office, obtained within the last five years, against GEORGE LAYCOCK.

Philadelphia, this tenth day of March, A. D. 1887.

JOHN B. BEAVER,

Pro Clerk, District Court.

[SEAL.]

UNITED STATES. }
 EASTERN DISTRICT OF PENNSYLVANIA. } *set.*

I, Samuel Bell, Clerk of the Circuit Court of the United States, in and for the Eastern District of Pennsylvania, do hereby certify that there are no unsatisfied judgments remaining on record in my office, obtained within the last five years, against GEORGE LAYCOCK.

Philadelphia, this tenth day of March, A. D. 1887.

JOHN B. BEAVER,

[SEAL.]

Pro Clerk, Circuit Court.

No. 13,153.

The Real Estate Title Insurance and Trust Company of Philadelphia hereby certify that the lists of judgments in the United States Circuit Courts at Pittsburg, Erie and Williamsport, and the United States District Court at Pittsburg, Pennsylvania, certified to them by the clerks of said Courts, do not show any judgments against GEORGE LAYCOCK, from March 14, 1882, to March 14, 1887, inclusive.

Witness the seal of the said corporation, the sixteenth day of March, A. D. 1887.

JOHN B. HENKELS,

[SEAL.]

For Secretary.

N. B.—Judgments in the District Courts at Erie and Williamsport are docketed in the Clerk's Office at Pittsburg.

Court of Quarter Sessions of the Peace, for the City and County of Philadelphia.

I certify that I have examined the records of the aforesaid Court for five years past, and do not find any unsatisfied judgments against GEORGE LAYCOCK.

3, 22, 1887.

WILLIAM L. FORMAN,

[SEAL.]

Pro Clerk.

ALL THOSE FOUR CERTAIN contiguous tracts or pieces of land with the buildings and improvements thereon erected, situate in the Twenty-seventh Ward of the City of Philadelphia, bounded and described as follows: One of them beginning at a stone in the middle of the Tinicum Island Road at a corner of land formerly of Gibbons Hunt, being the tract third herein described, thence by the same, north sixty-seven degrees and a-half west, thirty-three perches, north sixty-nine degrees and a-half west, fifty-seven perches and three-tenths erroneously mentioned in former assurances, fifteen perches and three-tenths of a perch, south twenty degrees and a-half west, three-tenths of a perch to the middle of a drain, and along the middle of the said drain north eighty-seven degrees west, eighteen perches and three-tenths of a perch to the middle of another drain in a line of land formerly of John Bunting, being the tract next herein described: thence along the middle of said drain and in said line south one degree and a-half west, thirty-four perches and five-tenths of a perch, and south six degrees and a-half west, still along the middle of said drain, partly in another line of said land and partly in a line of Adam Guier's land fourteen perches: thence still along the middle of the said drain in another line of the said Adam Guier's land, south nine degrees west, nine perches and seven-tenths: thence by the same land south two degrees and a-half east, fifty perches: north fifty-eight degrees and three-fourths of a degree east, twenty-three perches and two-tenths: north seventy-three degrees and one-fourth east, eight perches and five-tenths of a perch: south eighty-eight degrees and one-fourth east, twenty-one perches and eighty-five one-hundredths: south seventy-two degrees and a quarter east, thirteen perches and five-tenths, and south twenty-eight degrees and a quarter east, four perches and two-tenths to the middle of the aforesaid road, and thence along the middle of the same north twenty-six degrees and a quarter east, seventy-one perches and two-tenths to the place of beginning: containing forty-seven acres and four perches, including one-half of the road. One other of them bounded and described as follows:

Beginning at a stake on the west side of a branch of Carker Hook Creek and from thence extending south forty-seven degrees west by the land now or late of Zachary Cox, twenty-seven perches to a white oak, thence south fifteen degrees west by the said Cox's land and land now or late of Peter Elliott ninety perches to the said Cox's meadow, thence by the same south fifty-seven degrees east, twenty-eight perches and one-fourth of a perch to another branch of the said creek, thence along the said branch by the several courses thereof to the place of beginning: containing twenty-one acres of land, be the same more or less. One other of them bounded and described as follows: Beginning at a corner of land formerly of William Hunter, being the tract first herein described, in the middle of the Tinicum or Lazaretto Road, so called, thence along the middle of the said road north fifty-three degrees and a-half east, seventeen perches, thence by land now or late of Levis Passmore, north fifty-five degrees and ten minutes west, one hundred and twenty-nine perches to the middle of Mingo Creek, opposite to the mouth of a certain ditch, thence up said ditch the several courses thereof fifty-three perches, thence by the land formerly of the said William Hunter, south eighty-five degrees and a-half east, nineteen perches and six-tenths, south sixty-seven degrees and three-quarters east, fifty-six perches and five-tenths to a post, and south sixty-five degrees and a-half east, thirty-two perches and eight-tenths to the place of beginning: containing twenty acres and twenty perches. And the other of them bounded and described as follows: Beginning at a stone in the line of land formerly of Joseph Bunting, being the tract second herein described; thence in the same line north four degrees east, ninety-two perches and sixty-five hundredths to a white oak, thence in another line of said land north thirty-nine degrees and three-quarters east, twenty-eight perches and five-tenths to the middle of a large drain, thence along the middle of the same in the line of the above described tract, north forty degrees and a quarter west, two perches and seventy-five hundredths to the middle of another drain and line of Joshua Molony's land, thence

along the middle of said drain and in the same line south forty-seven degrees and a quarter west, thirteen perches, south forty-five degrees and three-quarters west, fifty-one perches and seven-tenths, thence leaving the said drain, but running in a line of said Molony's land, south thirty degrees and three-quarters east, eight perches and four-tenths, thence partly in another line of the same land and partly in the line of John H. Bunting, south two degrees and a quarter east, fifty-eight perches and twenty-five hundredths to a stone, a corner of James M. Serrill's land, thence in a line of the same south sixty-one degrees and a-half east, twenty-five perches and six-tenths to the place of beginning: containing seventeen acres and sixty perches of land.

C. B. WILKINSON,

On examining the locality indices of the Court of Common Pleas, I find nothing against the above-described premises since March 16, 1882.

S. B. VAN DUSEN,

[SEAL.]

Pro Prothonotary.

March 16, 1887.

On searching the Indices of Claims in the City Solicitor's Office, I find nothing against the premises as above described.

F. F. SORBER,

Asst. Solicitor.

March 19, 1887.

On examining the Register of Unpaid Taxes for the city of Philadelphia, for the years 1882 to 1886, inclusive, I find nothing against the above-described premises.

W. M. NEISSER,

[SEAL.]

Chief Search Clerk.

Philadelphia, March 11, 1887.

ALL THOSE THREE CERTAIN adjoining tracts or pieces of land, with the messuages, buildings and improvements thereon erected, situate in the Twenty-seventh Ward of the City of Philadelphia, bounded and described as follows :

One of them, all that messuage and stable and tract of land beginning at a stone in the middle of the Tinicum Island Road, at a corner of the land now or late of Gibbons Hunt, thence by the same north sixty-seven degrees and a-half west, thirty-three perches : north sixty-nine degrees and a-half west, fifteen perches and three-tenths of a perch ; south twenty degrees and a-half west, three-tenths of a perch to the middle of a drain, and along the middle of the said drain north eighty-seven degrees west, eighteen perches and three-tenths of a perch to the middle of another drain, in a line of land now or late of John Bunting : thence along the middle of the said drain, and in said line south one degree and a-half west, thirty-four perches and five-tenths of a perch, and south six degrees and a-half west, still along the middle of said drain, partly in another line of said land, and partly in a line of Adam Guier's land fourteen perches ; thence still along the middle of the said drain, in another line of said Adam Guier's land south nine degrees west, nine perches and seven-tenths : thence by the same land south two degrees and a-half east, fifty perches : north fifty-eight degrees and three-fourths of a degree east, twenty-three perches and two-tenths : north seventy-three degrees and one-fourth east, eight perches and five-tenths of a perch : south eighty-eight degrees and one-fourth east, twenty-one perches and eighty-five one-hundredths : south seventy-two degrees and a-quarter east, thirteen perches and five-tenths, and south twenty-eight degrees and a quarter east, four perches and two-tenths, to the middle of the aforesaid road ; and thence along the middle of the same, north twenty-six degrees and a quarter east, seventy-one perches and two-tenths to the place of beginning ; containing forty-seven acres and four perches, including one-half of the road.

One other of them, beginning at a stake on the west side of a branch of Carter's Hook Creek, and from thence

extending south forty-seven degrees west, by the land now or late of Zachary Cox, twenty-seven perches to a white oak, thence south fifteen degrees west, by the said Cox's land, and land now or late of Peter Elliott, ninety perches to the said Cox's meadow; thence by the same south fifty-seven degrees east, twenty-eight perches and one-fourth of a perch to another branch of the said Creek; thence along the said branch by the several courses thereof, to the place of beginning; containing twenty-one acres of land, be the same more or less. And the other of them, beginning at a corner of land now or late of William Hunter, in the middle of the Tinicum or Lazaretto Road, so called, thence along the middle of the said road north fifty-three degrees and a-half east, seventeen perches; thence by land now or late of Lewis Passmore, north fifty-five degrees and ten minutes west, one hundred and twenty-nine perches to the middle of Mingo Creek, opposite to the mouth of a certain ditch; thence up said ditch the several courses thereof, fifty-three perches; thence by the land now or late of the said William Hunter, south eighty-five degrees and a-half east, nineteen perches and six-tenths, south sixty-seven degrees and three-quarters east, fifty-six perches and five-tenths to a post, and south sixty-five degrees and a-half east, thirty-two perches and eight-tenths to the place of beginning; containing twenty acres and twenty perches.

Please certify all unsatisfied mortgages of the premises within described, or any part thereof, given or executed by

William Moore, from October 1, 1835, to April 1, 1836.

Josiah Bunting, from March 1, 1791, to October 16, 1813.

Josiah Bunting & Executors, from May 1, 1808, to John H. Bunting & March 30, 1814.

Joseph Bunting, from December 1, 1813, to January 30, 1840.

Lewis Passmore, from August 1, 1847, to December 30, 1847.

William Hunter, from October 1, 1835, to July 30, 1853.

John C. Hunter, from October 1, 1852, to January 30, 1856.

Henry J. Fox, from December 1, 1855, to April 30, 1856.

William Regli, since April 1, 1856.

A. L. SMITH.

Please certify all conveyances of the premises within described, or any part thereof, by William Regli, since April 1, 1856.

No. 4,296

The Real Estate Title Insurance Company of Philadelphia, hereby certifies that there is no unsatisfied mortgage on record of the above described premises, or any part thereof, given by either of the ten (10) persons above named and recorded within the periods above specified, except three (3), as per schedule below.

Witness the seal of the said Company, the twenty-first day of April, 1880.

LEWIS S. RENSHAW,

[SEAL.]

Clerk.

(No. 1.) May 2, '70. Wm. Regli to Louisa M. Erwig, \$2,000. Rec'd June 18, '70, J. A. H. 43, p. 198.

(No. 2.) Mch 21, '66. Same to Matthias Powers, \$2,500. Rec'd Mch 29, '66, L. R. B. 64, p. 150.

(No. 3.) Mch 17, '51. Wm. Hunter to Rich'd Willing *et al.*, Trustees, \$2,100. Rec'd Mch 17, '51, G. W. C. 37, p. 176.

Nos. 1 and 2 satisfied April 28, 1880, and

No. 3 satisfied April 29, 1880.

L. S. RENSHAW,

Clerk.

Search has also been made from 1749 to date, in the company's locality indexes of the unsatisfied mortgages which have been located, and no other mortgages affecting the premises as described, have been found therein.

LEWIS S. RENSHAW,
Clerk.

No others to April 24, '80 inclusive.

LEWIS S. RENSHAW,
Clerk.

No. 3,338.

The Real Estate Title Insurance Company of Philadelphia, hereby certify that there have been no Sheriff's sales of the above described premises since December 1, 1843, except one (1), as follows:—

Wm. Regli, C. P. 2, V. E., J. 77, 402, sale July 7, '79.

Witness the seal of the said corporation the twenty first day of April, A. D. 1880.

LEWIS S. RENSHAW,
Clerk.

[SEAL.]

No other to May 26, '82, incl.

JOHN B. HENKELS,
Clerk.

No other to February 19, '86, incl.

J. B. HENKELS,
Clerk.

There are no deeds of the above-described premises, or any part thereof made by Marshals of the United States for the Eastern District of Pennsylvania, and recorded between December 1, 1843, and April 21, 1880, in the Clerk's Office of the United States District Court at Philadelphia.

LEWIS S. RENSHAW,
Clerk.

Note.—Writ returned: "Property unsold for want of buyers."

C. B. W.

None to May 25, '82, incl.

JOHN B. HENKELS,

Clerk.

None to Feb'y, 19, '86, incl.

J. B. HENKELS,

Clerk.

No. 1,398.

The Real Estate Title Insurance Company of Philadelphia, hereby certifies that there is no conveyance of the above described premises, or any part thereof, made by the one (1) person above named, and recorded in Philadelphia, within the period above specified except one (1) as per schedule below.

Witness the seal of the said company, the twenty-first day of April, A. D., 1880.

LEWIS S. RENSHAW,

[SEAL.]

Clerk.

No. 1 is for a strip of land 5 ft. 2 in., along the east side of P. W. & B. R. R.

(No. 1.) Oct. 16, '62, Wm. Regli, *et al.*, to Philad. W. & B. R. R. Co. Rec. Oct. 22, '62, A. C. H., 65, p. 287.

No. 2 is for land adj. premises in question, to the south-west thereof and does not include any part of premises in question.

(No. 2.) Note.—Possibly the one (1) following may affect D. H. L., 139, p. 95.

C. B. W.

Search has also been made from May 3, 1879, to date in the company's locality indexes of conveyances, which have been located, and no conveyances affecting the premises as described have been found therein.

LEWIS S. RENSHAW,

Clerk.

No others to April 24, '80, inclusive.

LEWIS S. RENSHAW,

Clerk.

All that certain tract of land situate in (late the Township of Kingessing), now the Twenty-seventh Ward of the City of Philadelphia, bounded and described as follows: Beginning at a stone in the line of Joseph Bunting's land, thence in the same line north four degrees east, ninety-two perches and sixty-five-hundredths to a white oak; thence in another line of said land north thirty-nine degrees and three-quarters east, twenty-eight perches and five tenths to the middle of a large drain; thence along the middle of the same in the line of the above described tract, north forty degrees and a quarter west, ten perches and seventy-five hundredths to the middle of another drain and line of Joshua Molony's land; thence along the middle of said drain, and in the same line south forty-seven degrees and a quarter west, thirteen perches, south forty-five degrees and three-quarters west, fifty-one perches and seven-tenths; thence leaving the said drain but running in a line of said Molony's land, south thirty degrees and three-quarters east, eight perches and four-tenths; thence partly in another line of the same land, and partly in the line of John H. Bunting, south two degrees and a quarter east, fifty-eight perches and twenty-five hundredths to a stone corner of James M. Serrill's land; thence in a line of the same, south sixty-one degrees and a-half east, twenty-five perches and six-tenths to the place of beginning: Containing seventeen acres and sixty perches.

Please certify all unsatisfied mortgages of the premises above described, or any part thereof given or executed by

James M. Serrill, from February 1, 1833, to April 30, 1833.

Abraham G. Hunt, from March 1, 1833, to May 30, 1853.

Daniel S. White, from March 1, 1853, to April 1, 1859.

John L. Passmore, from March 1, 1859, to April 30, 1866.

William Regli, from March 1, 1866, to November 4, 1879.

William B. Chambers, since November 1, 1879.

A. L. SMITH.

Please certify all conveyances of the premises above described, or any part thereof, made by

William Regli, from March 1, 1866, to March 30, 1877.

No. 4,961.

The Real Estate Title Insurance Company of Philadelphia, hereby certifies that there is no unsatisfied mortgage on record of the above described premises, or any part thereof, given by either of the six (6) persons above named and recorded within the periods above specified, except one (1) as per schedule below.

Witness the seal of the said company, the third day of June, A. D., 1880.

LEWIS S. RENSHAW,

[SEAL.]

Clerk

Chain of Title. March 14, '77, William Regli to William B. Chambers, \$1,500. Rec'd March 15, '77, D. H. L. 113, p. 304.

Note.—Possibly the two (2) following may affect the premises.

The mtge A. C. H. 64, 112, does not affect premises in question.

C. B. W.

A. M. 15, p. 69. A. C. H. 64, p. 112.

The above mortgage, A. M. 15, p. 69, does not affect the premises.

LEWIS S. RENSHAW,

[SEAL.]

Clerk.

Search has also been made from 1749 to date, in the company's locality indexes of the unsatisfied mortgages which have been located and no other mortgages affecting the premises as described, have been found therein.

LEWIS S. RENSILAW,

Clerk.

No others to June 6, 1880.

JOHN B. HENKELS,

Clerk.

No. 3,715.

The Real Estate Title Insurance Company of Philadelphia, hereby certify that there have been no Sheriff's sales of the above described premises since December 1, 1843, except one (1) as follows:

William Regli, C. P., L. F., S., 79, 213, sale November 3, 1879: 88, p. 593.

JOHN B. HENKELS,

Clerk.

Witness the seal of the said Corporation, the third day of June, A. D. 1880.

LEWIS S. RENSILAW,

[SEAL.]

Clerk.

No other to May 26, 1882, inclusive, except one, viz:

William Regli, C. P., 2, V. E., J., 77, 402. Sale, July 7,

1879.

JOHN B. HENKELS,

Clerk.

No other to February 19, 1886, inclusive.

J. B. HENKELS,

Clerk.

Writ returned
"Property not
sold for want of
buyers."

C. B. W.

There are no deeds of the above-described premises or any part thereof made by Marshals of the United State for the Eastern District of Pennsylvania, and recorded between December 1st, 1843, and June 2, 1880, in the Clerk's Office of the United States District Court at Philadelphia.

LEWIS S. RENSHAW,
Clerk.

None to May 25, 1882, inclusive.

JOHN B. HENKELS,
Clerk.

None to February 19, 1886, inclusive.

J. B. HENKELS,
Clerk.

No. 1,609.

The Real Estate Title Insurance Company of Philadelphia, hereby certifies that there is no conveyance of the above described premises or any part thereof, made by the one (1) person above named, and recorded in Philadelphia within the period above specified.

Witness the seal of the said company, the third day of June, A. D., 1880.

[SEAL.] LEWIS S. RENSHAW,
Clerk.

Search has also been made from May 3, 1879, to date, in the company's locality indexes of conveyances, which have been located, and no conveyances affecting the premises as described have been found therein.

LEWIS S. RENSHAW,
Clerk.

All those four certain, contiguous or adjoining tracts or pieces of land with the messuages, buildings and improvements thereon erected, situate in the Twenty-seventh Ward of the City of Philadelphia, bounded and described as follows: One of them, beginning at a stone in the middle of the Tinicum Island Road, at a corner of land formerly of Gibbons Hunt, being the tract third herein described: thence by the same, north sixty-seven degrees and a half west, thirty-three perches, north sixty-nine degrees and a-half west, fifty-seven perches and three-tenths, erroneously mentioned in former assurances, fifteen perches and three-tenths of a perch, south twenty degrees and a half west, three-tenths of a perch, to the middle of a drain, and along the middle of the said drain, north eighty-seven degrees west, eighteen perches and three-tenths of a perch to the middle of another drain, in a line of land formerly of John Bunting, being the tract next herein described: thence along the middle of the said drain and in said line, south one degree and a-half west, thirty-four perches and five-tenths of a perch, and south six degrees and a half west, still along the middle of said drain, partly in another line of said land and partly in a line of Adam Guier's land, fourteen perches: thence still along the middle of said drain in another line of the said Adam Guier's land, south nine degrees west, nine perches and seven-tenths: thence by the same land, south two degrees and a half east, fifty perches, north fifty-eight degrees and three-fourths of a degree east, twenty-three perches and two-tenths, north seventy-three degrees and one-fourth east, eight perches and five-tenths of a perch, south eighty-eight degrees and one-fourth east, twenty-one perches and eighty-five one-hundredths, south seventy-two degrees and a quarter east, thirteen perches and five-tenths, and south twenty-eight degrees and a quarter east, four perches and two-tenths, to the middle of the aforesaid road, and thence along the middle of the same, north twenty-six degrees and a quarter east, seventy-one perches and two-tenths, to the place of beginning: containing forty-seven acres and four perches, including one-half of

the road. One other of them, bounded and described as follows: Beginning at a stake on the west side of a branch of Carker's Hook Creek, and from thence extending south forty-seven degrees west, by the land now or late of Zachary Cox, twenty-seven perches, to a white oak: thence South fifteen degrees west, by the said Cox's land and land now or late of Peter Elliott, ninety perches, to the said Cox's meadow: thence by the same, south fifty-nine degrees east, twenty-eight perches and one-fourth of a perch, to another branch of the said creek; thence along the said branch, by the several courses thereof, to the place of beginning: containing twenty-one acres of land, be the same more or less. One other of them, bounded and described as follows: Beginning at a corner of land formerly of William Hunter, being the tract first herem described in the middle of the Tinicum or Lazaretto road, so-called; thence along the middle of the said road, north fifty-three degrees and a-half east, seventeen perches: thence by land now or late of Levis Passmore, north fifty-five degrees and ten minutes west, one hundred and twenty-nine perches, to the middle of Mingo Creek, opposite to the mouth of a certain ditch: thence up said ditch, the several courses thereof, fifty-three perches: thence by the land formerly of the said William Hunter, south eighty-five degrees and a-half east, nineteen perches and six-tenths, south sixty-seven degrees and three-quarters east, fifty-six perches and five-tenths, to a post, and south sixty-five degrees and a-half east, thirty-two perches and eight-tenths, to the place of beginning: containing twenty acres and twenty perches. And the other of them, bounded and described as follows: Beginning at a stone in the line of land formerly of Joseph Bunting, being the tract second herein described, thence in the same line north four degrees east, ninety - two perches and sixty-five-hundredths to a white oak; thence in another line of said land, north thirty-nine degrees and three quarters east, twenty-eight perches and five-tenths to the middle of a large drain: thence along the middle of the same

in the line of the above-described tract, north forty degrees and a quarter west, ten perches and seventy-five hundredths to the middle of another drain and line of Joshua Molony's land; thence along the middle of said drain and in the same line, south forty-seven degrees and a quarter west, thirteen perches, south forty-five degrees and three-quarters west, fifty-one perches and seven-tenths; thence leaving the said drain, but running in a line of said Molony's land, south thirty degrees and three-quarters east, eight perches and four-tenths; thence partly in another line of the said land and partly in the line of John H. Bunting's, south two degrees and a quarter east, fifty-eight perches and twenty-five hundredths to a stone, a corner of James M. Serrill's land; thence in a line of the same, south sixty-one degrees and a-half east, twenty-five perches and six-tenths to the place of beginning; containing seventeen acres and sixty perches of land.

Please certify all unsatisfied mortgages of the premises above described or any part thereof, given or executed by William Regli from April 20, 1880 to May 1, 1880. GEORGE LAYCOCK, since April 1, 1880.

C. B. WILKINSON.

No. 17,376.

The Real Estate Title Insurance and Trust Company of Philadelphia, hereby certifies that there is no unsatisfied mortgage on record, of the above described premises, or any part thereof, given by either of the two (2) persons above named, and recorded within the periods above specified, except one (1) as per schedule below.

Witness the seal of the said company the twenty-fourth day of May, A. D. 1882.

JOHN B. HENKELS.

[SEAL.]

Chcl.

Satisfied. May 31, '82. April 24th, '80, George Laycock to William Regli, C. S. King, \$7,000. Rec'd April 29, 1880, (L. W., 89, p. 247).
Clerk.

No other to May 31, 1882, incl., except one, viz :

May 22, '82, George Laycock to Fidelity Ins., T. and S. D. Co., \$12,000. Rec'd May 31, '82.

JOHN B. HENKELS,

Clerk.

Search has also been made from 1749 to March 20, 1882, in the company's locality indexes of the unsatisfied mortgages which have been located : and no other mortgages affecting the premises as described, have been found therein, except one (1), viz :

Chain of Title. March 14, '77, William Regli to William B. Chambers, \$1,500. Rec'd March 15, '77, D. H. L. 113, p. 304.

JOHN B. HENKELS,

Clerk.

No others to February 11, 1886, inclusive, except one mortgage, Feby 8, 1886, George Laycock to Fidelity Ins., T. and S. D. Co., \$3,000. February 10, 1886.

J. B. HENKELS,

Clerk.

Please certify all conveyances, agreements to convey or declarations of trust of the premises above described or any part thereof given, made or executed by George Laycock, since April 1, 1880.

C. B. WILKINSON.

No. 19,033.

The Real Estate Title Insurance and Trust Company of Philadelphia, hereby certifies that there is no conveyance of the above described premises or any part thereof, made by the one (1) person above named and recorded in Philadelphia, within the period above specified, except one which may affect.

Witness the seal of the said company, the nineteenth day of February, A. D. 1886.

J. B. HENKELS,

[SEAL.]

Clerk.

(1) J. O'D. 44, p. 366.

(1) Privilege to lay a pipe line and telegraph line over and under said premises.

C. B. WILKINSON,

Per Evan J. Lester.

Certify all unsatisfied mortgages of the above-described tracts of land, or either of them or any part thereof given by George Laycock since April 1, 1880. "The Improved Mutual Land Association of the Twenty-seventh Ward, Philadelphia," since January 1, 1887, or any conveyances made thereof by George Laycock since April 1, 1880.

C. B. WILKINSON.

No. 62,122.

The Real Estate Title Insurance and Trust Company of Philadelphia, hereby certifies that there is no unsatisfied mortgage on record, of the above-described premises, or any part thereof, given by either of the one (1) corporation or one (1) person above named and recorded within the periods above specified, except three (3) as below:

May 22, '82. Geo. Laycock to Fidelity Ins., etc., Co., \$12,000. Rec. May 22, '82, J. O. D. 39, p. 32.

Feb. 8, '86. Same to same, \$3,000. Rec. Feb. 10, '86, G. G. P. 88, p. 331.

Jan. 12, '87. Imp. Mutual Land Asso. 27th Ward to Geo. Laycock, \$38,200. Rec. Feb. 4, '87.

No other mortgages appear upon the locality index of the company, fr. 1749 to date, except one (1) as below :

Chain of Title. Mch 14, '77. Wm. Regli to Wm. B. Chambers, \$1,500. Rec. Mch 15, '77, D. H. L. 113, p. 304.

No sheriff's or marshal's sales of said premises since 1 Dec., 1843, except two (2) as below :

No. 1. Writ returned "property not sold for want of buyers." (No. 1.) Wm. Regli, C. P. 2, V. E., J. '77, 402. Sale July 7, '79.
C. B. W. (No. 1.) Same, C. P. 1, L. E., S. '79, 213. Sale Nov. No. 2. Chain of Title. 3, '79, 88, p. 593.

No conveyance of said premises by the one (1) person above named, except one (1) as below :

Jan. 12, '87. Geo. Laycock *et ux.* to Imp. Mutual Land Asso. 27th Ward. Rec. Feb. 4, '87.

Note the one (1) following may affect, J. O'D. 44, p. 366.

Search has also been made from May 3, 1879, to Mch 7, '87, in the company's locality indexes of conveyances which have been located and no other conveyances affecting the premises as described have been found therein, except two (2) as below :

June 5, '80. Wm. B. Chambers *et ux.* to Geo. Laycock. Rec. June 5, '80, L. W. 96, p. 477.

Apl 24, '80. Wm. Regli *et ux.* to Geo. Laycock. Rec. Apl 28, '80, L. W. 83, p. 555.

Witness the seal of the said company this ninth day of March, Anno Domini 1887.

JOHN B. HENKELS,

[SEAL,]

Chk.

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